

## *Planning Commission Minutes*

The City of Sturgis Planning Commission held a regular meeting on Wednesday, September 7, 2016 at 5:30 p.m. in the front conference room at Sturgis City Hall, 1040 Harley-Davidson Way, Sturgis SD.

Present: Commissioners Hughes, Gerberding, Olson, Treloar, Norstegaard, Monahan and Mack.

Staff: Planning Coordinator, City Manager and Code Enforcement Officer

Council Liaison: Ron Waterland

5:30 Call to order by Chairman Judy Hughes

The Commission approved the Minutes from the July 26, 2016 special meeting.

### **1. Plat – Sturgis Economic Development, Inc.**

Plat of Lot 2B-1 and Lot 2F-1 of the Sturgis Industrial Park Subdivision. The applicant and surveyor were present to answer questions. Following review, a motion to recommend approval was made by Olson, 2<sup>nd</sup> by Monahan with members all voting yes to the motion.

### **2. Preliminary Plat – Peter & Elaine Pi**

Within 3-mile platting jurisdiction. Preliminary plat of Lot 2, Lot 3 and Lot 4 of Boehrs Subdivision. No zoning due to location outside City. The surveyor was present to provide information about the plat. Suggestions were made as to surveyor notes needing clarification (private wells allowed, not a private water system, most recently adopted IBC required). Changes were noted and a motion to approve the preliminary plat was made by Treloar and 2<sup>nd</sup> by Olson. All Commissioners voting yes to the motion. The final plat will come before the Commission at a later date and will reflect suggested changes.

### **3. Variance – Loud American Roadhouse**

Request for a 24" variance to allow a 2<sup>nd</sup> story eve to overhang the sidewalk on the east side of the building following planned renovations. Commercial Zone. The applicant was not present when this item was discussed. Commissioners discussed the variance and had questions regarding the colors used in the exhibit. A motion was made to table by Olson with a 2<sup>nd</sup> by Monahan – all other Commissioners voting 'no' on the motion. A motion was made to approve the variance by Mack and 2<sup>nd</sup> by Gerberding. Following the motion, Commissioners voted 4 'yes' and 3 'no' with the motion to recommend approval passing. The 3 'No' votes were due to uncertainty of the color scheme, not the variance for the overhang. The applicant was contacted via text and was asked to come to the meeting for clarification of the color scheme (notes on the discussion followed item 4 of the agenda).

#### **4. Use on Review for In-Home Daycare at 2020 Park Ave – Brandy Nikkila**

Request for a Use on Review to operate an in-home daycare at 2020 Park Ave. Medium Density Zoning. The applicants were not present. One neighboring property owner was present and provided her reasons for disapproval of the application which included foul language and rudeness of the children and customers as well as the general maintenance of the house and yard). The City Code Enforcement Officer provided an update on pending code violations for trash, unlicensed vehicles and shed location (trash and vehicles have been relocated). The staff recommended denial due to the code violations, large number of neighbors disapproving and the lack of a sidewalk. Following discussion and consideration for the number of disapprovals received from neighbor notifications, a motion to recommend denial was made by Monahan with 2<sup>nd</sup> by Gerberding. All Commissioners voted 'yes' on the motion to recommend denial.

*At 6:10 Mark Bruch (applicant from the Loud American) came to the meeting and clarified previous questions regarding colors and façade design. A new rendering with correct colors will be sent to the Zoning office prior to the City Council meeting on September 19. The green eaves will be replaced by either grey, black or neutral color. The rendering will also be e-mailed to the Commissioners for input prior to the meeting. All Commissioners (including those who had voted "no" previously) liked the rendering.*

#### **5. Use on Review – Cambridge Investments 198 Old Stone Road**

Continued from July 29 meeting where the request was tabled.

Request for Use on Review to construct a 30' x 48' garage on property zoned Medium Density and currently used as a daycare under a Use on Review.

A representative for the applicant (Lori Barnett) was present but neither the applicant nor the manager of the daycare were present. One of the primary requests for information from the previous meeting included the building plan layout which the Zoning office did receive from Iverson Construction and was provided to the Commissioners. The second item requested was the sewer line plans and those were included with the daycare building plans. Those plans were reviewed by the City Engineer and were found to be adequate for an additional line. Ms. Barnett also provided a list of activities that are expected to take place in the building after the applicant's needs for storage were finished. Commissioners questioned the need for 100amp outlets on the outside of the building as well as the need for the large overhead garage door and the walk in door located on the opposite side of the building from the daycare. There was concern about various vehicles being stored and used next to a daycare. Following additional discussion, a motion to recommend denial was made by Monahan and 2<sup>nd</sup> by Mack. All Commissioners voted yes to the motion for denial.

**6. Annual Review for Loretta Mason** – Use on Review for an in-home dog grooming business at 2109 Meadowlark Drive. Mrs. Mason is current on her tax information and was present to answer questions. No complaints have been received so the Use on Review continues to be in effect with no additional conditions imposed.

#### **7. General discussion items with no action requested at this time.**

Possible ordinance for hobby bee keeping within City limits

Possible future annexations

No other matters came before the Planning & Zoning. Meeting adjourned at 7:00 pm.

*Minutes are not considered official until approved by the Planning Commission.*